

# ASSEMBLY

Development ■ Brokerage ■ Consulting

**2913 Harriet Avenue South  
Minneapolis, MN**

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**FOR SALE | FOR LEASE**





# 2913 Harriet Avenue South

**SALE PRICE:** Negotiable

**LEASE RATE:** Negotiable | **CAM/TAX:** \$7.57

2913 Harriet Avenue South, Minneapolis, MN 55408

Parcel ID: 34-029-24-33-0059 | 2025 Tax: \$34,448.20

**Year Built:** 1936

**Building Size:** 7,438 SF Total

- 7,168 SF above ground
- 270 SF basement

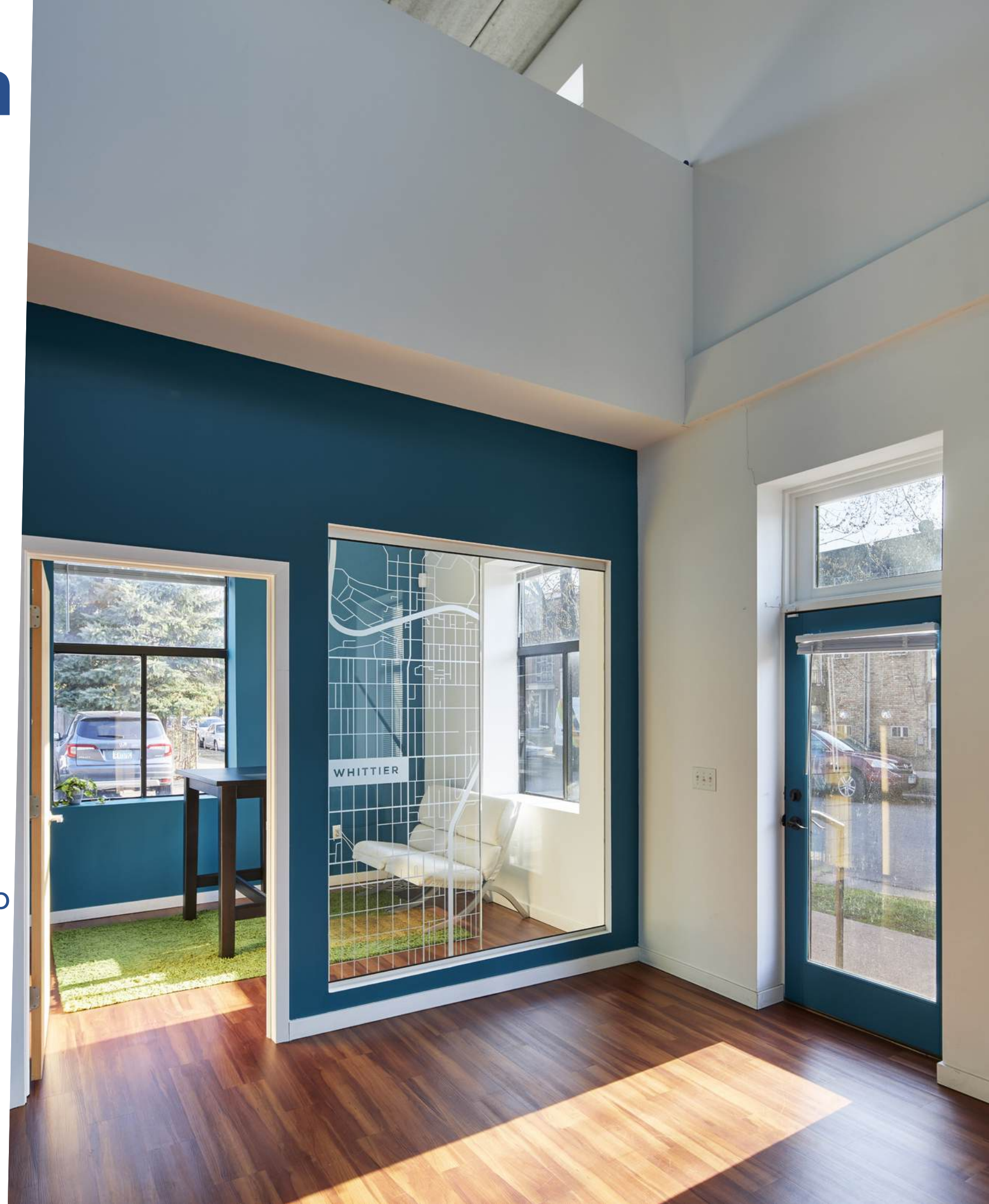
**Land Area:** 10,823 SF/0.25 acres

**Zoning:**

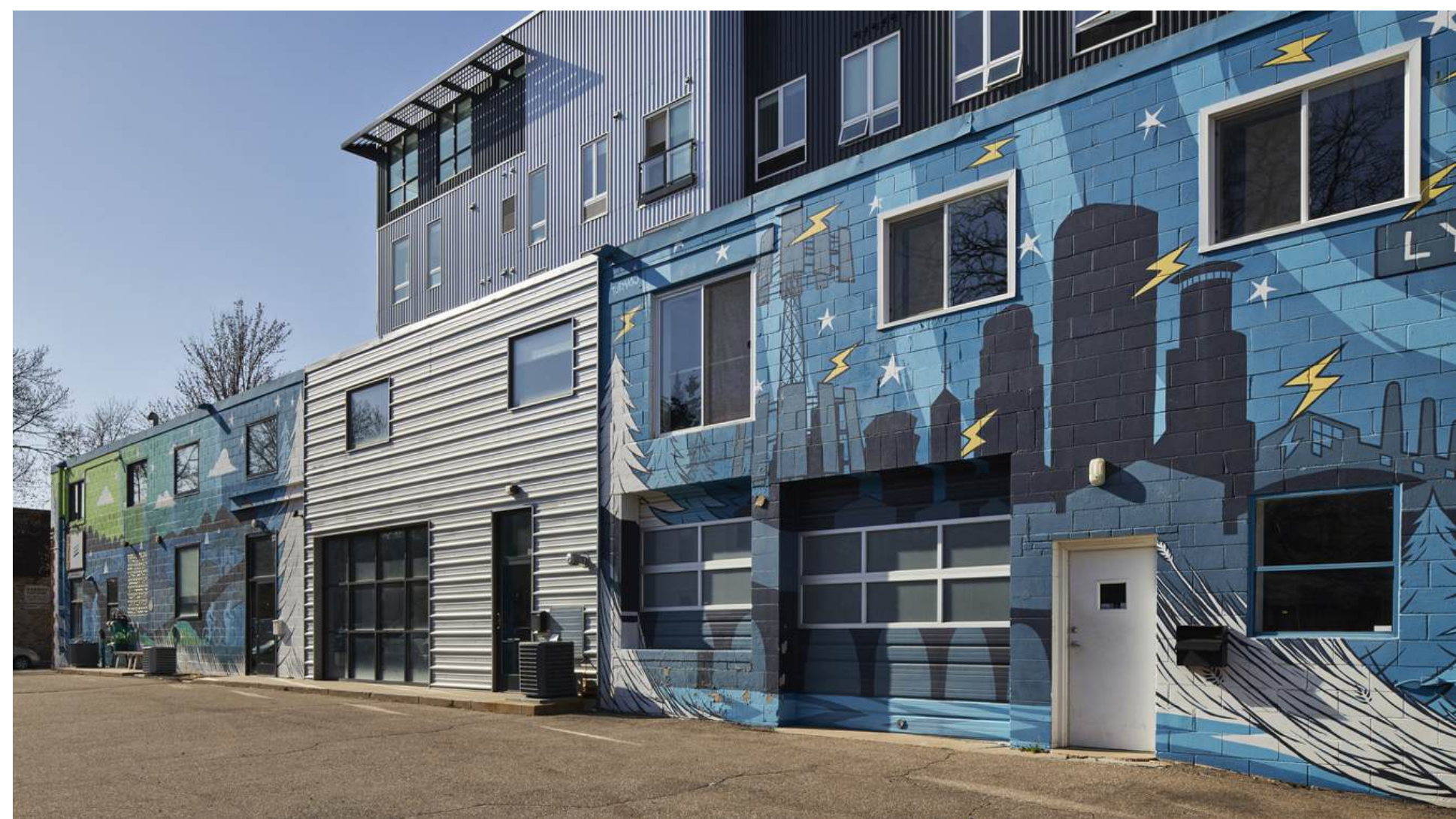
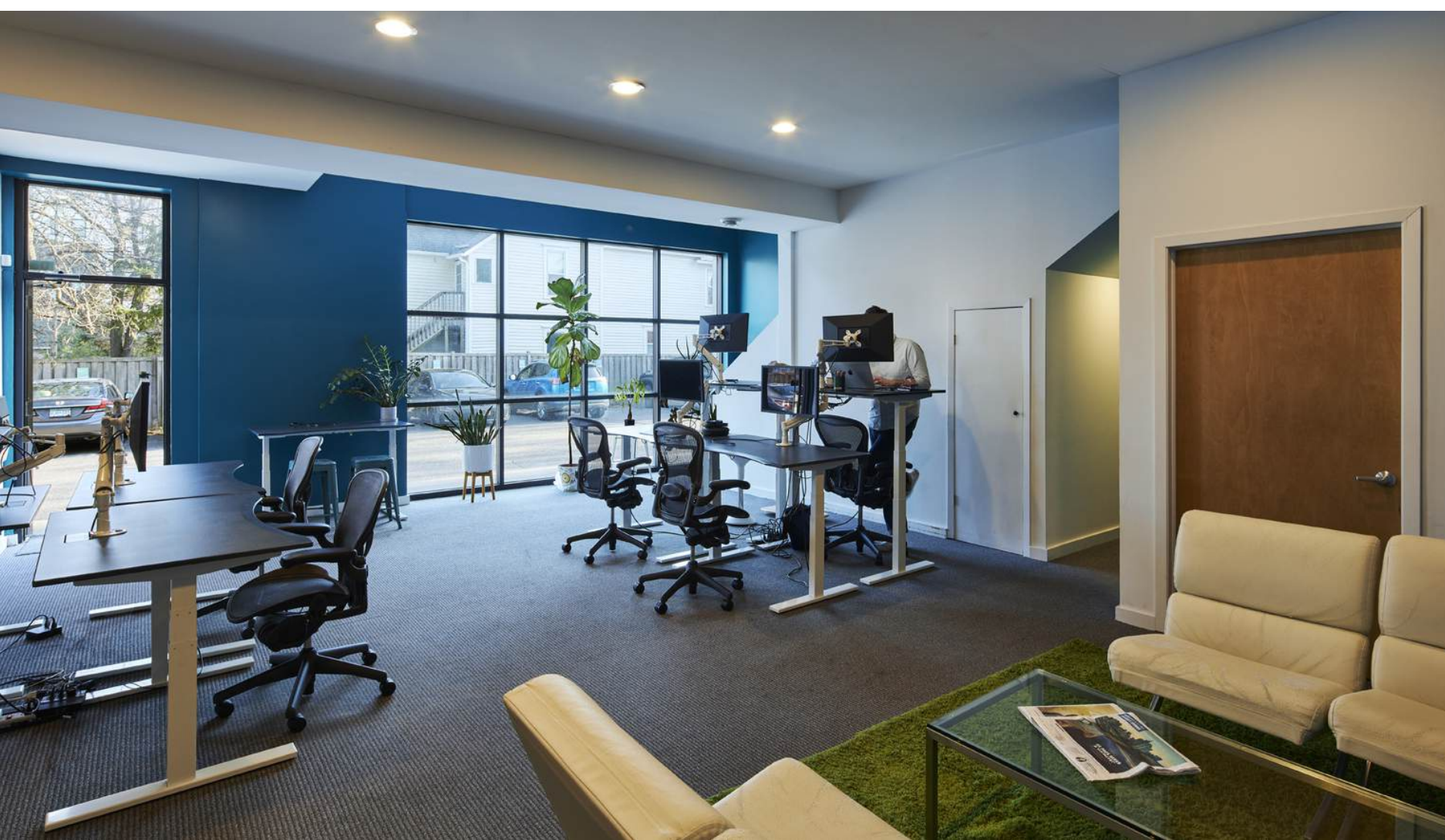
- BFC6 – Built Form Six Stories
- UN3 – Urban Neighborhood District

**Parking:** 13 surface stalls

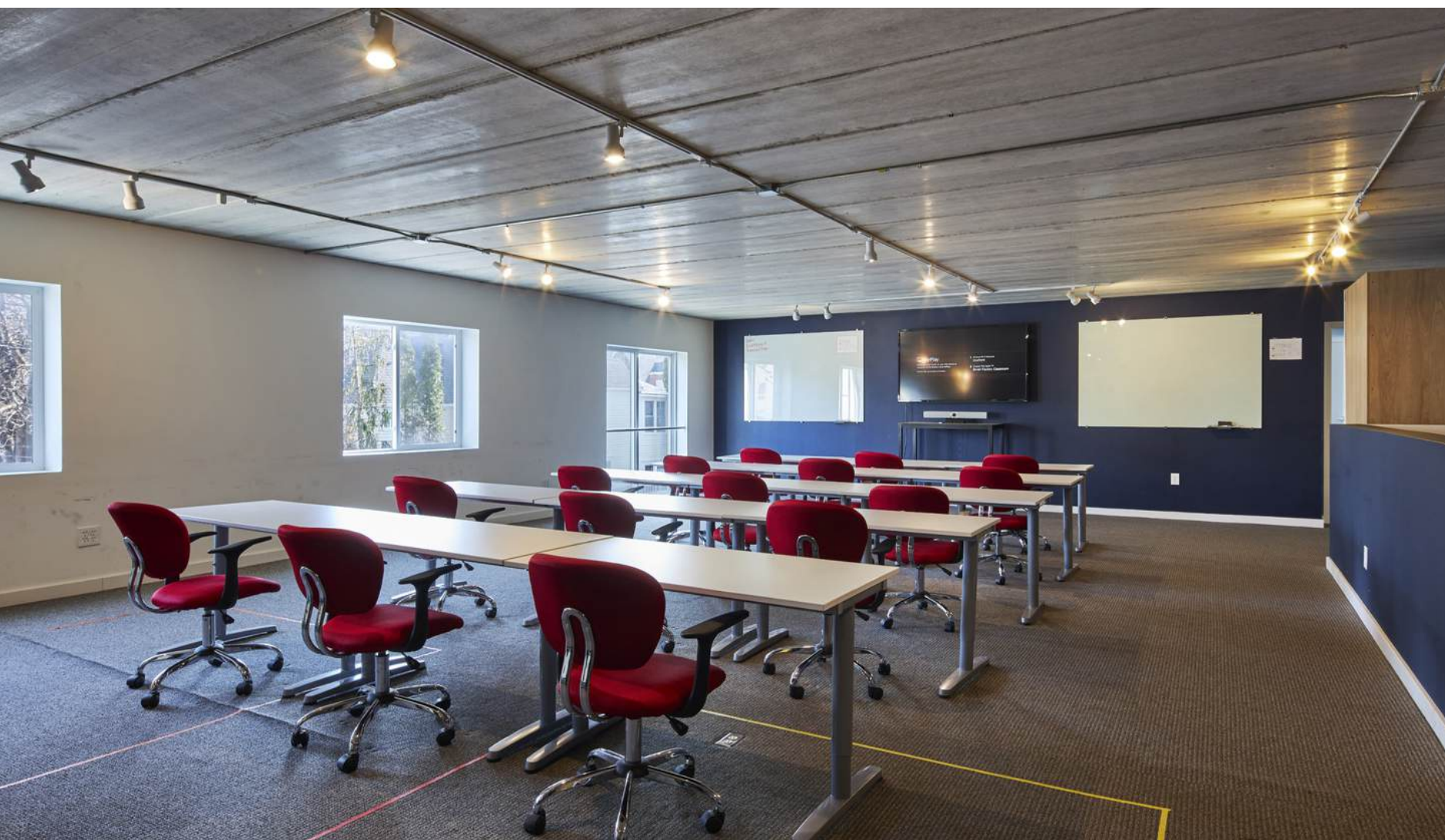
**Features:** Bright, open, and airy modern office space spread over two floors with 13 on-site parking spaces. Located just a few feet from the Midtown Greenway, this turnkey property provides easy access to 35W and I94. Perfect for single tenant occupancy or easily demisable into two separate suites. Multiple conference rooms in a range of sizes, one with an operable glass garage door. Large flex room for use as open office, training center/classroom, or presentations. Two kitchenettes, one with ample sit down dining space and adjacent operable glass garage door. Four bathrooms, including one with shower. Amenity rich neighborhood with restaurants, coffee shops, and retail right outside your door.









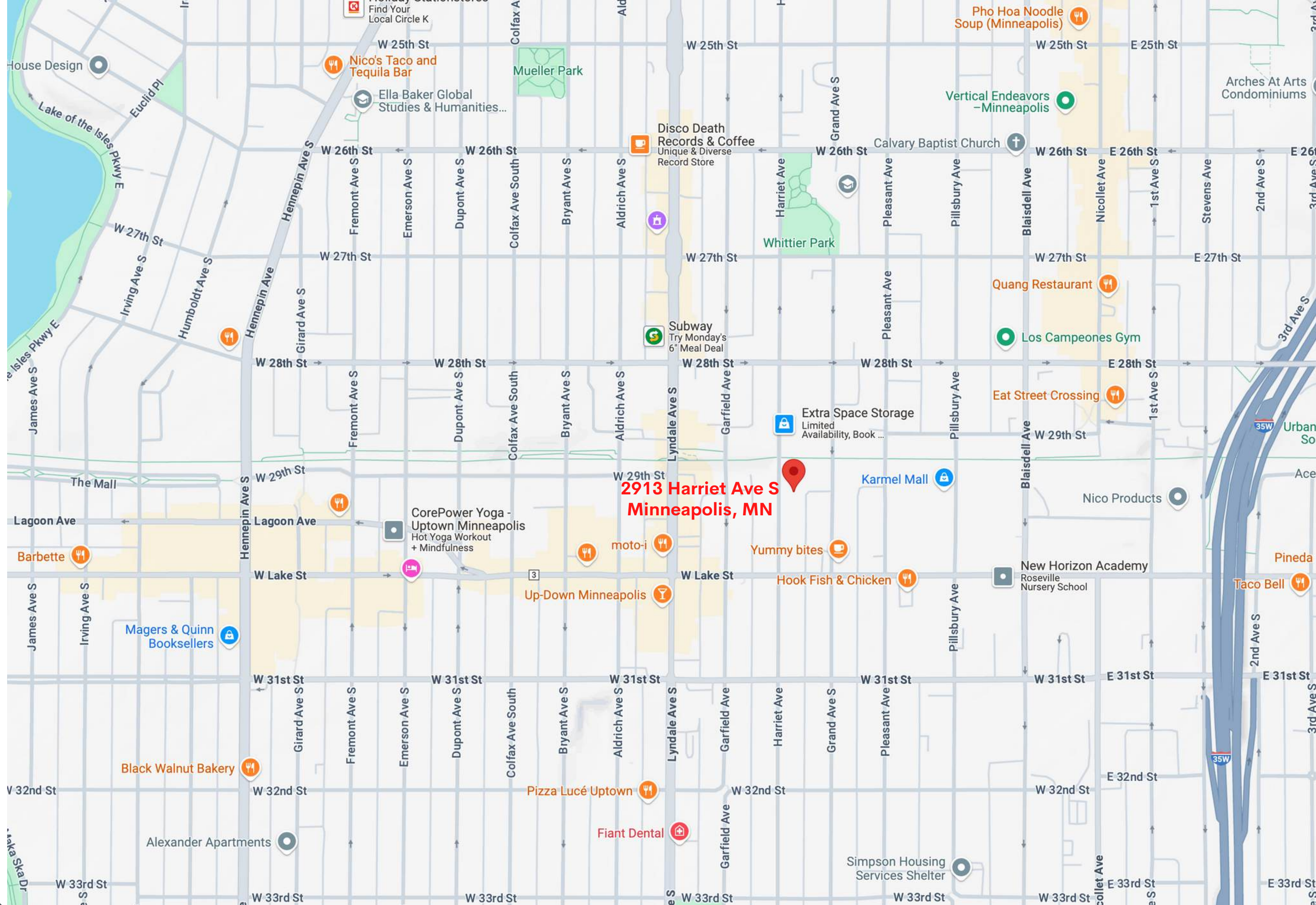








# Whittier/Uptown Neighborhood





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